

3283402

LAND DESCRIPTION

THAT PORTION OF THE SOUTH 1/2 OF THE NE 1/4 OF SEC. 23, TWP 32N., R. 2E., W.M. ISLAND COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SE CORNER OF SAID SOUTH 1/2 OF SEC. 23; THENCE N89°54'18"W ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 648.91 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N89°54'18"W ALONG SAID SOUTH LINE, A DISTANCE OF 1919.35 FEET TO THE EAST RIGHT-OF-WAY MARGIN OF JAMES WAY AS SHOWN ON THE PLAT OF ROCKY POINT HEIGHTS, DIV. NO. 1 ACCORDING TO THE PLAT THEREOF RECORDED IN VOL. 10 OF PLATS, PAGE 28, RECORDS OF ISLAND COUNTY; THENCE N00°03'41"E ALONG SAID EAST MARGIN, A DISTANCE OF 19.32 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY MARGIN OF NORTH CAMANO DRIVE SAID NORTH CAMANO DRIVE BEING 100 FEET WIDE; THENCE S00°00'00"E ALONG SAID SOUTH MARGIN BEING A CORNER WITH A RADIAL LINE FROM SAID POINT WHICH BEARS S75°24'00"E TO THE RADIIUS POINT; THENCE NORTHEASTERLY ALONG SAID SOUTH MARGIN AND ALONG SAID CURVE, BEING TO THE LEFT, HAVING A RADIUS OF 389.30 FEET, THROUGH A CENTRAL ANGLE OF 23°37'18", AN ARC DISTANCE OF 180.50 FEET; THENCE CONTINUING ALONG SAID SOUTH MARGIN N37°54'44"E 1508.91 FEET TO THE NORTH LINE OF FORESAID SOUTH 1/2 OF THE NE 1/4 OF SEC. 23; THENCE N89°48'28"E ALONG SAID NORTH LINE, A DISTANCE OF 148.46 FEET; THENCE S52°44'18"E 343.39 FEET; THENCE N69°56'15"E 174.93 FEET; THENCE S75°24'00"E 40.00' FEET TO A POINT ON A CURVE FROM WHICH A RADIAL LINE BEARS S75°24'00"E TO THE RADIIUS POINT; THENCE SOUTHERLY ALONG SAID CURVE, BEING TO THE LEFT, HAVING A RADIUS OF 330.00 FEET THROUGH A CENTRAL ANGLE OF 20°45'03", AN ARC DISTANCE OF 119.52 FEET; THENCE N06°08'03"E 25.57 FEET; THENCE N08°30'03"E 53.85 FEET; THENCE S06°09'03"E 53.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, FROM WHICH A RADIAL LINE BEARS S83°30'57"W TO THE RADIIUS POINT; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 225.00 FEET THROUGH A CENTRAL ANGLE OF 43°42'53", AN ARC DISTANCE OF 162.17 FEET; THENCE S07°33'53"E 28.11 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH A RADIAL LINE BEARS S52°28'07"E TO THE RADIIUS POINT; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET THROUGH A CENTRAL ANGLE OF 72°58'49", AN ARC DISTANCE OF 63.89 FEET; THENCE S35°24'56"E 19.34 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, FROM WHICH A RADIAL LINE BEARS N54°35'04"E TO THE RADIIUS POINT; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 128°16'18", AN ARC DISTANCE OF 53.97 FEET TO THE BEGINNING OF A REVERSE CURVE TO THE RIGHT; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 18°21'36", AN ARC DISTANCE OF 112.16 FEET; THENCE N34°40'22"E 23.97 FEET; THENCE S55°19'38"E 200.36 FEET; THENCE S02°42'56"E 717.39 FEET TO THE TRUE POINT OF BEGINNING CONTAINING 37.09 ACRES

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREIN DESCRIBED, HEREBY CONVEY TO THE PLANNED RESIDENTIAL DEVELOPMENT AND IMMEDIATELY THEREAFTER TO THE PUBLIC FOREVER, WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLANNED RESIDENTIAL DEVELOPMENT, AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROADS. WE ALSO DEDICATE TO THE HOMEOWNERS ASSOCIATION FOREVER, ALL PRIVATE ROADS AND WHATEVER MUTUALLY OWNED PROPERTY THAT IS SHOWN ON THIS PLANNED RESIDENTIAL DEVELOPMENT. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES, CUTS AND FILLS IN THE REASONABLE ORIGINAL GRADING OF THE ROADS SHOWN HEREON, AND THE RIGHT TO DRAIN SAID ROADS OVER AND ACROSS ANY TRACT, LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ORIGINAL GRADING OF SAID ROADS, IS HEREBY GRANTED TO THE PUBLIC ALONG THE PUBLIC AND PRIVATE ROADS AND THE HOMEOWNERS ASSOCIATION ALONG THE PRIVATE ROADS.

GRANTED HEREBY IS A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ISLAND COUNTY AND THE HOMEOWNERS ASSOCIATION WHICH MAY BE OCCASIONED TO THE ADJACENT LAND WITHIN THE PLANNED RESIDENTIAL DEVELOPMENT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID PRIVATE AND PUBLIC ROADS.

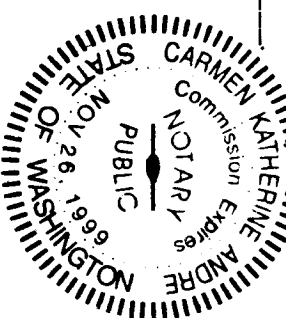
ALL LOTS, TRACTS OR PARCELS OF LAND EMBRACED IN THIS PLANNED RESIDENTIAL DEVELOPMENT ARE SUBJECT TO AND SHALL BE SOLD ONLY UNDER THE RESTRICTIVE AND PROTECTIVE COVENANTS RECORDED IN VOLUME _____, PAGES _____, AUDITOR'S FILE NO. _____, RECORDS OF ISLAND COUNTY, WASHINGTON. TRACTS A, B, AND C ARE RESERVED AND PERMANENTLY COMMITTED AS OPEN SPACE AND ARE TO BE LEFT IN THEIR UNDISTURBED NATURAL STATE, EXCEPT THOSE PORTIONS DESIGNATED AS RECREATIONAL AREAS, UTILITY FACILITIES AND UTILITY EASEMENTS. ALSO, TRACTS A, B, AND C SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION OF THE LOTS IN THIS PLANNED RESIDENTIAL DEVELOPMENT AS DESCRIBED WITHIN THE RESTRICTIVE AND PROTECTIVE COVENANTS REFERENCED HEREIN.

Lee HARMAN, TRUSTEE
GREG 40% PROFIT SHARING
PLAN & TRUST
Lee HARMAN, TRUSTEE
GREG 40% PROFIT SHARING
PLAN & TRUST

ACKNOWLEDGEMENTS

STATE OF WASHINGTON
COUNTY OF ISLAND
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT R. LEE HARMAN AND JUDITH A. HARMAN, ARE THE PERSONS WHO APPEARED BEFORE ME, AND SAID PERSONS ACKNOWLEDGED THAT THEY SIGNED THIS INSTRUMENT, OR SAID STATED THAT THEY WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THEIR OWN FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT DATED: Nov. 17, 1997

Charmen K. Oakley
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING AT 242 E. Harbor
MY APPOINTMENT EXPIRES 11/26/99



NOTES

1. APPROVAL OF THIS SUBDIVISION DOES NOT GUARANTEE THE ISSUANCE OF ON-SITE SEWAGE DISPOSAL SYSTEM PERMITS OR THE AVAILABILITY OF POTABLE WATER.
2. ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS DESCRIBED IN THIS DEVELOPMENT.
3. ALL LOT CORNERS AND POINTS OF CURVATURE ON LOT LINES ARE MARKED BY IRON PIPES OR IRON PINS. LOT NUMBERS ARE MARKED ON WOODEN STAKES BESIDE IRON PIPES/PINS.
4. EASEMENT 50 FEET IN WIDTH FOR PURPOSES OF INGRESS, EGRESS, AND UNDERGROUND UTILITIES AND FOR THE BENEFIT OF THE PROPERTIES LYING WITHIN THE NORTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF THE SE 1/4 OF SEC. 23, T32N., R. 2E., SAID NORTH 1/2, NW 1/4, NE 1/4, SE 1/4 IS ALSO HEREBY GRANTED AN EASEMENT FOR ACCESS ACROSS BRENTWOOD DRIVE TO NORTH CAMANO DRIVE AS SHOWN HEREON; REFERENCE AUDITOR'S FILE NO. 95009590, RECORDS OF ISLAND COUNTY.
5. EQUIPMENT USED FOR THIS SURVEY: TOPCON GTS-4, 2" THEO. W/EDM AND PENTAX PTS-V2, 2" THEO. W/EDM, CALIBRATED FEB 25, 1997
6. SURVEY METHOD: ALL ANGLES DOUBLED; ON CONTROL, TRAVERSE, ALL DISTANCES DOUBLE MEASURED.
7. IN ACCORDANCE WITH THAT INSTRUMENT RECORDED MAR 19, 1982, UNDER AUD. FILE NO. 394308, RECORDS OF ISLAND COUNTY, THE EASEMENTS GRANTED TO FRED D. AND SHIRLEY A. KALANQUIN ARE RELOCATED TO BRENTWOOD DRIVE AND TO THE 10 FOOT UTILITY EASEMENT LYING SOUTHERLY AND EASTERLY OF AND ADJOINING BRENTWOOD DRIVE AS SHOWN HEREON.
8. LOTS 7, 9, 14, 15, 16 & 19 ARE HEREBY GRANTED A UTILITY EASEMENT ACROSS AND ALONG TRACT D IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN SANITARY SEWER EFFLUENT LINES.

RESTRICTIONS

1. A PORTION OF THIS PROPERTY IS ENCUMBERED BY STEEP SLOPES (GREATER THAN 15% GRADE) (DEFINITION) OR SLOPES OF 15% OR GREATER (CALCULATED BY THE FILLING OF THE HILLS WITHIN THE PROPERTY) SAID SLOPES SHALL BE KEPT AS AN APPROVED GRADING PERMIT OR A WATER THEREFROM, IS OBTAINED FROM THE ISLAND COUNTY ENGINEERING DEPARTMENT.
2. NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAIS IS PERMITTED WITHOUT PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.
3. DIRECT VEHICULAR ACCESS TO NORTH CAMANO DRIVE IS RESTRICTED TO THE COMMON EASEMENTS) SHOWN HEREON, REFERENCE ISLAND COUNTY ACCESS PERMIT NO. A-21614 FOR ACCESS AT BRENTWOOD DR.
4. USE OF WATER METERS AND WATER CONSERVATION PLUMBING FIXTURES IS REQUIRED.
5. ALL PERMANENT UTILITY SYSTEMS, OTHER THAN APPROVED WATER STORAGE TANK AND PUMPHOUSES, SHALL BE UNDERGROUND EXCLUSIVELY.
6. TRACTS A, B, AND C ARE COMMUNITY AREAS AND DESIGNATED AS OPEN SPACE AND ARE TO BE LEFT IN THEIR UNDISTURBED NATURAL STATE EXCEPT THOSE PORTIONS DESIGNATED AT RECREATIONAL AREAS, TRAILS, UTILITY FACILITIES, RECREATIONAL VEHICLE STORAGE AREA AND/OR UTILITY EASEMENTS. THE LOGGING OF MATURE TREES WITHIN THE BUFFER AREA ABUTTING NORTH CAMANO DRIVE SHALL NOT BE ALLOWED. THIS AREA, AND ALL OTHER OPEN SPACE SHALL BE RETAINED AS UNDISTURBED FOREST, WITH THE EXCEPTION OF THAT CLEARING NECESSARY TO PROVIDE SAFE SIGHT DISTANCE AT THE ROADWAY INTERSECTIONS AND THAT CLEARING WHICH OF NECESSITY IS ASSOCIATED WITH THE DEVELOPMENT OF THE TRAILS AND THE PICNIC AND PLAY AREA PROPOSED. THE ONLY CLEARING ON-SITE SHALL CONSIST OF THE CLEARING OF THE INTERIOR LOTS, LOT 1-22 AND THE ROADWAYS, THE RECREATIONAL VEHICLE STORAGE AREA, THE PICNIC/PLAY AREA, AND FOREST TRAILS APPROVED HEREIN. IN ADDITION, TREES WHICH ARE AN IMMEDIATE THREAT TO FALL ON POWER LINES, A BUILDING OR OTHER IMPROVEMENT DUE TO DISEASE OR WIND DAMAGE MAY BE REMOVED AFTER THE NEED FOR REMOVAL IS DETERMINED BY AN ON-SITE INSPECTION BY THE PLANNING DEPARTMENT WITH THE APPLICANT'S CONSULTANT. AFTER A HOME OWNER ASSOCIATION IS IN PLACE, THE REMOVAL DETERMINATION SHALL BE MADE BY THE PLANNING DEPARTMENT AND A REPRESENTATIVE OF THE HOME OWNERS ASSOCIATION.
7. A BUFFER 50 FEET IN WIDTH LYING ALONG NORTH CAMANO DRIVE AND THE SOUTH BOUNDARY OF THIS PRD AND WITHIN TRACTS A AND B OF THIS PRD IS SUBJECT TO RESTRICTION 6, THE RESTRICTIVE AND PROTECTIVE COVENANTS REFERENCED HEREIN, AND THE APPROVED TREE EVALUATION AND RESTORATION PLAN AS APPROVED BY THE ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT ON _____, 19____.
8. DURING ALL INSTALLATION, MAINTENANCE, OR REPAIR OF DRAINFIELDS WITHIN THE DRAINFIELD EASEMENTS IN THE OPEN SPACE, THE ONLY CLEARING, CUTTING, OR REMOVAL OF VEGETATION SHALL BE WITHIN AN AREA WHICH IS THE MINIMUM NEEDED TO MEET ISLAND COUNTY HEALTH DEPARTMENT REQUIREMENTS. ALL OTHER VEGETATION MUST REMAIN AND MEET THE OPEN SPACE RESTRICTIONS AS NOTED HEREIN, NO CLEARING, CUTTING, OR REMOVAL OF VEGETATION OUTSIDE THE STAKED DRAINFIELD EASEMENT SHALL BE ALLOWED.
9. TRAILS ARE RESTRICTED TO PEDESTRIAN USE ONLY; NO MOTORIZED VEHICLES ALLOWED EXCEPT FOR MAINTENANCE PURPOSES ONLY. MINIMUM WIDTH OF TRAILS SHALL BE 5 FEET.
10. THE RECREATIONAL VEHICLE PARKING AREA SHALL BE FOR USE OF OWNERS AND /OR CURRENT RESIDENTS OF LOTS IN THIS PRD AND FUTURE DIVISIONS OF THIS PRD ONLY AND SHALL BE USED FOR PARKING PURPOSES ONLY, AND SHALL NOT SUPPLY WATER OR PROVIDE SEWAGE DISPOSAL TO THE VEHICLES, NO TEMPORARY OR PERMANENT OCCUPANCY OF RECREATIONAL VEHICLES SHALL BE PERMITTED.
11. MINIMUM BUILDING SETBACKS (FROM PROPERTY LINES) ARE AS FOLLOWS:
ROAD SETBACK - 20 FT.
SIDE YARD SETBACK - 10 FT.
SIDE YARD SETBACK FROM PROPERTY LINE - 5 FT.
BORDERING OPEN SPACE - 5 FT.
12. ON LOTS 5 & 6 OF THIS PRD, AN ENGINEERED FOUNDATION DESIGN AND HOMESITE EVALUATION MUST BE PREPARED AND SUBMITTED TO ISLAND COUNTY ENGINEERING DEPARTMENT FOR APPROVAL PRIOR TO ANY CONSTRUCTION.
13. AN EASEMENT FOR ACCESS AND ROADWAY PURPOSES OVER AND ACROSS THE SOUTHEAST 5.00 FEET OF LOT 12 FOR THE BENEFIT OF THE OWNERS OF EACH LOT IN THIS PRD, SAID 5.00 FOOT STRIPE BEING ADJACENT TO AND ABUTTING TRACT D.
14. THIS PRD HEREIN SHOWN SHALL BE LIMITED TO THE NUMBER OF LOTS PROPOSED; NO FURTHER SUBDIVISION WITHIN THE PRD SHALL BE ALLOWED.
15. ALTERATION AND RESTORATION OF THE REGULATED WETLAND MUST COMPLY WITH THE CONDITIONS OF APPROVAL OF APPLICATION USA 492/96 APPROVED BY ISLAND COUNTY ON MARCH 3, 1997, AND MODIFIED BY SUPPLEMENTAL WETLANDS RESTORATION AGREEMENT DATED NOVEMBER 21, 1997. THE WETLAND ALTERATION IS SUBJECT TO THE CONDITIONS AS STATED THEREIN, INCLUDING FULL AND CONTINUING RESTORATION.

PLANNED RESIDENTIAL DEVELOPMENT NO. PRD 343/96

ISLAND COUNTY PARCEL NOS: R23223-320-4270
R23223-427-4920
(PHASE I)

RESTRICTIONS

16. A SLOPE EASEMENT IS HEREBY GRANTED TO THE BRENTWOOD HOMEOWNERS ASSOCIATION, SAID EASEMENT BEING ADJACENT TO AND ABUTTING WALVERN HILLS DR. AND BRIGHTON PLACE AND BEING 20.00 FEET IN WIDTH ACROSS LOTS 3,12 & 17 AND 30.00 FEET IN WIDTH ACROSS LOTS 13 & 14 AND 15.00 FEET IN WIDTH ACROSS LOTS 15,16 & 18 AS SHOWN HEREON.
 17. 20 FOOT ACCESS EASEMENT FOR BENEFIT OF LOTS 10 AND 11; ALL MAINTENANCE COSTS FOR SAID EASEMENT SHALL BE SHARED PROPORTIONALLY BY OWNERS OF LOTS 10 AND 11, BASED ON LENGTH OF EASEMENT USED.
- EASEMENT PROVISIONS
AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO LOTS 14, 15, 16 & 19 OF THIS PRD SNOHOMISH COUNTY PUBLIC UTILITY DISTRICT NUMBER ONE, GENERAL TELEPHONE COMPANY OF THE NORTHWEST, NORTHLAND CABLE, BRENTWOOD HOMEOWNERS ASSOCIATION AND ROCKWOOD WATER SYSTEM, AND THEIR RESPECTIVE SUCCESSIONS AND ASSIGNS UNDER AND UPON TRACT D AND A STRIP 10.00 FEET IN WIDTH, BEING THE EXTERIOR 10.00 FEET OF EACH LOT AND A TRACT ADJOINING THE PRIVATE ROADS AS SHOWN HEREON, IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE, AND MAINTAIN UNDERGROUND CONDUITS, CABLES, WIRES, AND VALVITS WITH NECESSARY FACILITIES, AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH WATER, ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICES, TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS AT ALL TIMES FOR THE PURPOSES STATED, WITH THE UNDERSTANDING THAT ANY GRANTEE SHALL BE RESPONSIBLE FOR ALL NECESSARY DAMAGE IT CAUSES TO ANY REAL PROPERTY OWNER IN THE SUBDIVISION BY EXERCISE OF RIGHTS AND PRIVILEGES HEREIN GRANTED.

LAND SURVEYOR'S CERTIFICATE

I, ROBERT D. CRAV, HEREBY CERTIFY THAT THIS MAP OF PLANNED RESIDENTIAL DEVELOPMENT NO. PRD 343/96, BRENTWOOD, DIV. NO. 1, CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF ISLAND COUNTY AND THE WASHINGTON STATE SURVEY RECORDING ACT, IN THE MONTH OF _____, 199____.

ROBERT D. CRAV, REGISTERED LAND SURVEYOR
COUNTY ENGINEERING DEPARTMENT.

TREASURER'S CERTIFICATE

ALL TAXES LEVIED WHICH HAVE BECOME A LIEN UPON THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID AND DISCHARGED ACCORDING TO THE RECORDS OF MY OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 199____.

Marlene R. Sauter, ISLAND COUNTY TREASURER
11-30-97

ENGINEER'S APPROVAL CERTIFICATE

EXAMINED AND APPROVED IN ACCORDANCE WITH RCW 58.17.160(1) AND CHAPTER 11.01, ISLAND COUNTY CODE, THIS 26th DAY OF NOVEMBER 1997.

ROY L. ALLEN, COUNTY ENGINEER

PLANNING DIRECTOR'S APPROVAL CERTIFICATE:

THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.17 OF THE ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 26th DAY OF NOV, 1997.

Vincent J. Moore, COUNTY PLANNING DIRECTOR

BOARD OF COUNTY COMMISSIONER'S APPROVAL CERTIFICATE
THIS PLANNED RESIDENTIAL DEVELOPMENT CONFORMS TO THE REQUIREMENTS OF SUBDIVISIONS AS ESTABLISHED BY CHAPTER 16.17 OF THE ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS 26th DAY OF NOVEMBER, 199____.

Mike Shelton, CHAIRMAN
Margaret Rosenkrantz, CLERK OF THE BOARD

Wm L. McDowell, MEMBER

Tom Shaughnessy, MEMBER

CERTIFICATE OF TITLE
RECORDED 26th DAY OF NOV, 1997, IN VOLUME 1 OF PRD'S, PAGE 1326
UNDER AUDITOR'S FILE NO. 37011322, RECORDS OF ISLAND COUNTY, WASHINGTON.

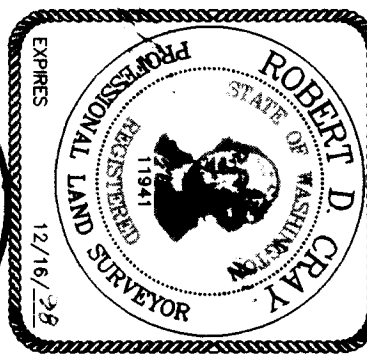
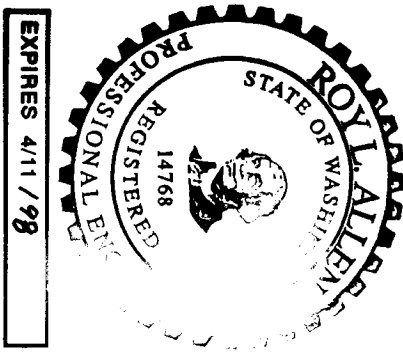
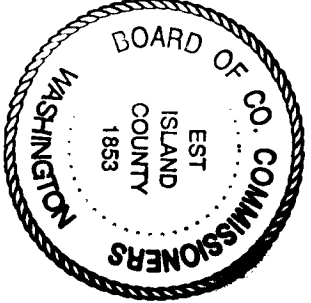
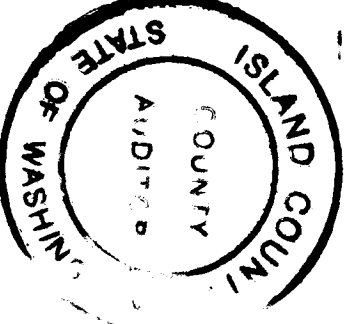
RECORDING CERTIFICATE
FILED FOR RECORD AT THE REQUEST OF FAKKEMA & KINGMA, INC.
THIS 26th DAY OF NOV, 1997, AT 53 MINUTES PAST 12 M. P.M.
IN VOLUME 1 OF PLANNED RESIDENTIAL DEVELOPMENTS, PAGES 23-28
UNDER AUDITOR'S FILE NO. 37011322, RECORDS OF ISLAND COUNTY.

Suzanne Singair, CLERK
Suzanne Singair, DEPUTY COUNTY AUDITOR

PLANNED RESIDENTIAL DEVELOPMENT NO. PRD 343/96

BRENTWOOD, DIV. NO. 1

SEC. 23, TWP. 32 N., R. 2 E., W.M.		ISLAND COUNTY, WASHINGTON	
DESIGNED BY: <u>RNF/EGH</u>	DATE: <u>11/10/97</u>	SCALE: <u>1" = 200'</u>	DWG. NO.: <u>3560</u>
CONSULTING ENGINEERS & SURVEYORS: <u>FAKKEMA & KINGMA, INC.</u>	DATE: <u>11/10/97</u>	SHEET 1 OF 4	
840 ST. 8th Ave #102 Oak Harbor, Wa 98277 675-5973			



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PLANNED RESIDENTIAL DEVELOPMENT NO. PRD 343/96

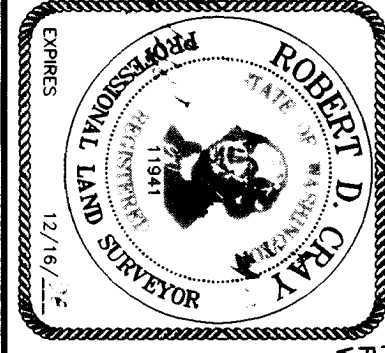
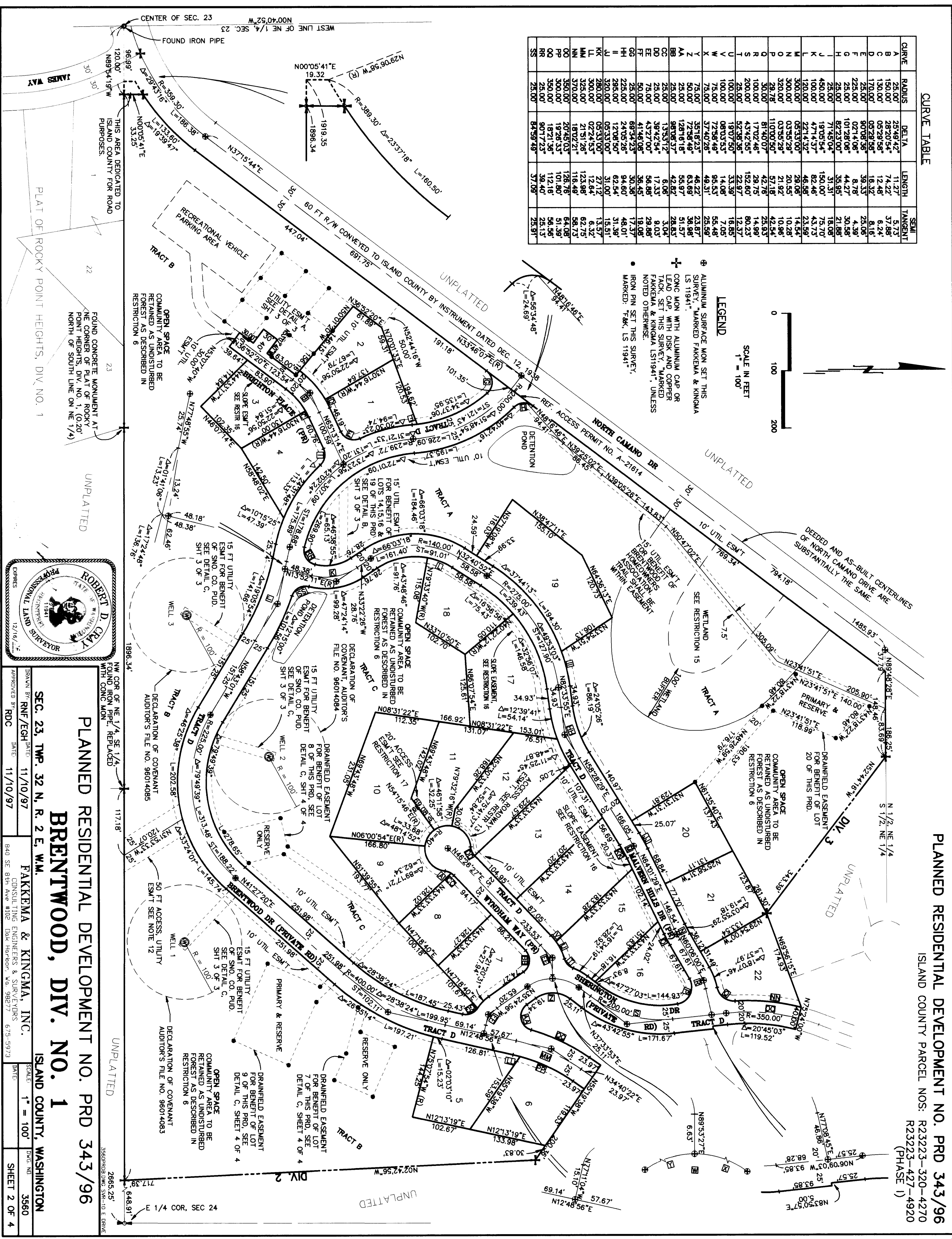
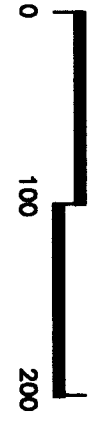
ISLAND COUNTY PARCEL NOS: R23223-320-4270
R23223-427-4920
(PHASE 1)

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	SSM
A	25.00	25.00	11.27	5.73
B	150.00	28.20	74.22	37.68
C	130.00	05.29	12.46	6.24
D	170.00	08.28	16.32	8.16
E	25.00	90.08	39.33	25.00
F	225.00	02.14	8.78	4.39
G	25.00	101.28	44.27	30.58
H	25.00	82.31	35.65	21.88
I	25.00	71.45	31.31	18.08
J	450.00	19.05	150.00	75.70
K	120.00	47.14	82.46	43.73
L	100.00	22.14	46.58	23.59
M	300.00	06.33	29.08	14.54
N	300.00	03.95	20.55	10.26
O	300.00	03.95	21.92	10.88
P	28.78	81.40	42.76	25.63
Q	100.00	17.02	29.75	14.88
R	200.00	43.42	152.60	80.23
S	25.00	52.38	22.87	16.85
T	100.00	19.07	33.39	16.85
U	100.00	08.03	33.39	16.85
V	75.00	72.98	95.53	55.48
W	75.00	37.40	49.31	25.58
X	75.00	35.18	46.22	23.87
Y	50.00	72.98	63.66	38.88
Z	25.00	129.16	55.87	51.57
AA	25.00	72.98	55.87	51.57
BB	25.00	94.08	42.82	28.83
CC	25.00	13.53	6.06	3.04
DD	25.00	39.42	17.33	9.03
EE	75.00	43.77	56.86	29.88
FF	50.00	41.46	36.45	19.07
GG	25.00	68.34	30.36	17.38
HH	225.00	24.05	94.60	48.01
II	285.00	12.08	62.54	31.39
JJ	320.00	05.33	31.00	15.51
KK	280.00	05.33	27.12	13.57
LL	300.00	02.24	12.64	6.32
MM	325.00	21.51	123.86	62.75
NN	370.00	18.02	116.46	58.73
OO	350.00	20.45	126.76	64.08
PP	350.00	19.28	121.80	61.39
QQ	350.00	18.21	112.16	56.56
RR	25.00	90.17	39.40	25.13
SS	25.00	84.59	37.08	25.91

LEGEND

- ALUMINUM SURFACE MON SET THIS SURVEY, MARKED FAKKEMA & KINGMA LS 11941.
- CONC MON WITH ALUMINUM CAP OR LEAD CAP, WITH DISK AND COPPER TACK, SET THIS SURVEY, MARKED FAKKEMA & KINGMA LS11941, UNLESS NOTED OTHERWISE.
- IRON PIN SET THIS SURVEY, MARKED "B&K, LS 11941"

SCALE IN FEET
1" = 100'



PLANNED RESIDENTIAL DEVELOPMENT NO. PRD 343/96
BRENTWOOD, DIV. NO. 1
ISLAND COUNTY, WASHINGTON

SEC. 23, TWP. 32 N. R. 2 E. W.M.

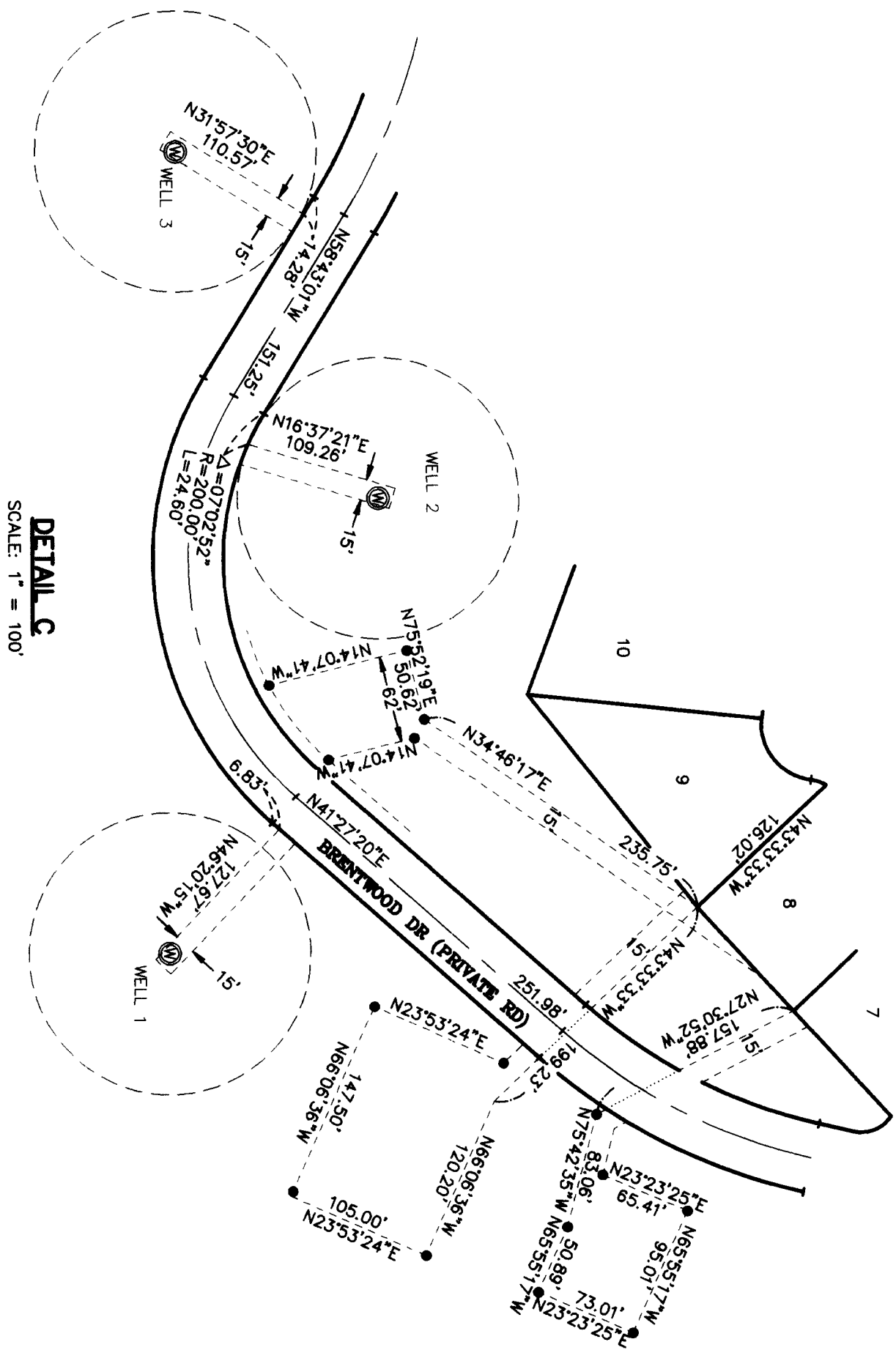
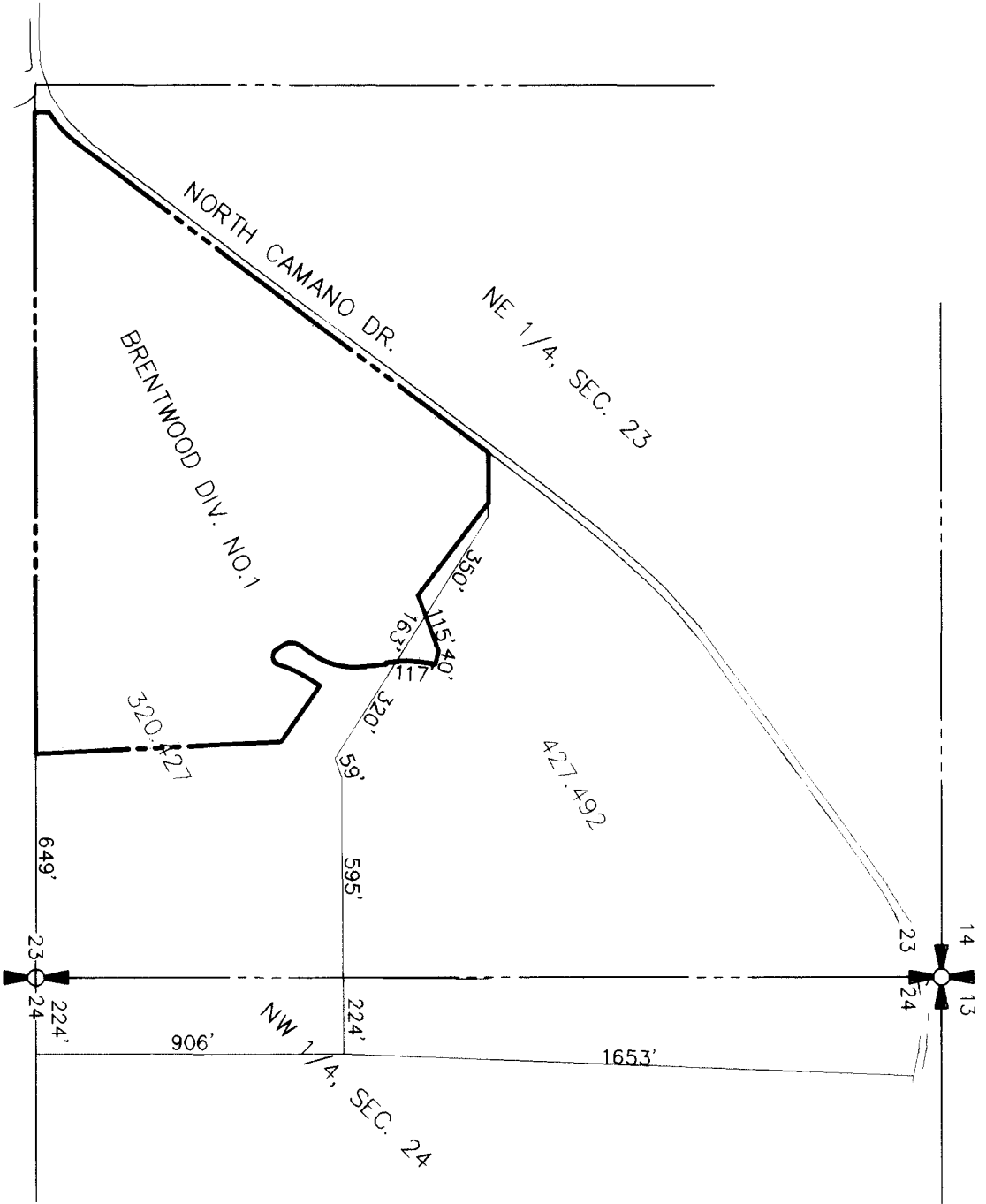
DESIGNED BY: RNF/EGH
CHECKED BY: FAKKEMA & KINGMA, INC.
DATE: 11/10/97
APPROVED BY: RDC
SCALE: 1" = 100'
SHEET 2 OF 4

3283402

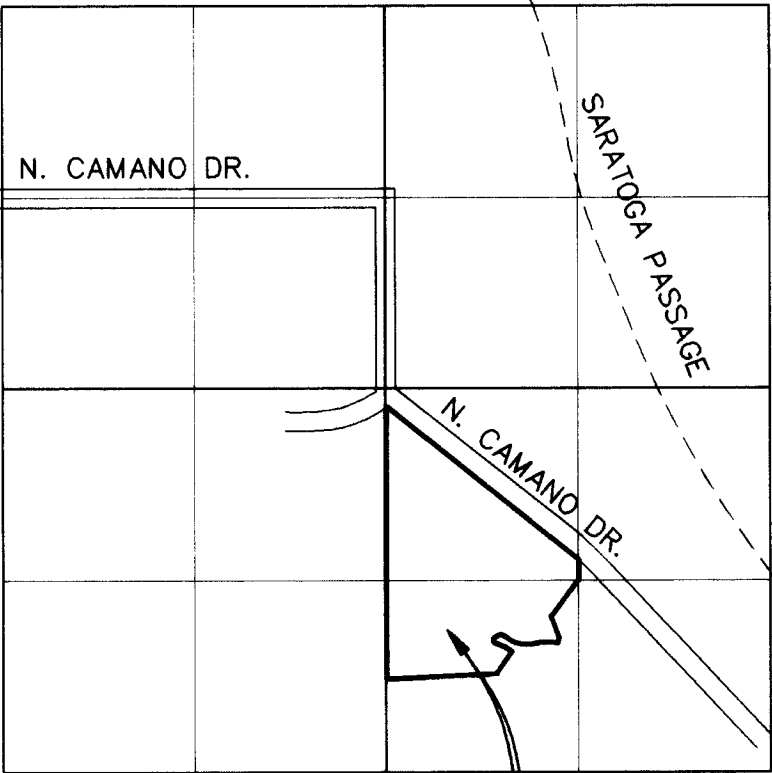
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PLANNED RESIDENTIAL DEVELOPMENT NO. PRD 343/96
ISLAND COUNTY PARCEL NOS: R23223-320-4270
R23223-427-4920
(PHASE I)

ASSESSOR'S PARCEL LOCATION MAP
SCALE: 1" = 500'



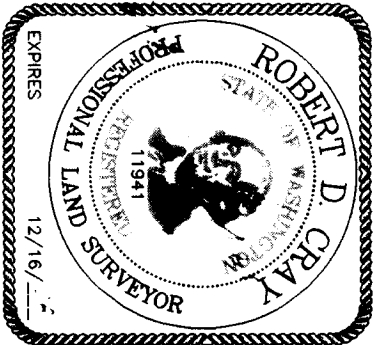
DETAIL C
SCALE: 1" = 100'



SEC 23, T 32 N, R 2 E

LOT	AREA, SQ.FT.	STREET ADDRESS
1	13,931	1031 BRIGHTON PL
2	13,662	1029 BRIGHTON PL
3	14,696	1026 BRIGHTON PL
4	13,281	1032 BRIGHTON PL
5	18,437	581 BRENTWOOD DR.
6	17,406	573 BRENTWOOD DR.
7	13,513	1056 WINDHAM WAY
8	12,771	1052 WINDHAM WAY
9	15,106	1044 WINDHAM WAY
10	28,260	1040 WINDHAM WAY
11	17,333	1041 WINDHAM WAY
12	20,835	1043 WINDHAM WAY
13	22,919	1051 WINDHAM WAY
14	19,801	1059 WINDHAM WAY
15	16,898	1069 SHERINGTON DR.
16	13,906	1077 SHERINGTON DR.
17	23,543	1062 MALVERN HILLS DR.
18	16,249	1048 MALVERN HILLS DR.
19	27,641	1059 MALVERN HILLS DR.
20	16,922	1093 MALVERN HILLS DR.
21	17,116	1101 MALVERN HILLS DR.
22	16,499	1105 MALVERN HILLS DR.

RESERVATION OF RIGHT OF ENTRY
PURSUANT TO ISLAND COUNTY CODE 11.01.100, THE ISLAND COUNTY ENGINEER HAS, IN LIEU OF THE COMPLETION OF CERTAIN REQUIRED IMPROVEMENTS PRIOR TO FINAL ACCEPTANCE OF PHASE 1 OF THE BRENTWOOD PRD, ACCEPTED A BOND TO ASSURE ACTUAL INSTALLATION AND COMPLETION OF SAID IMPROVEMENTS, IN THE EVENT ISLAND COUNTY OR THE DEVELOPER MAY BE REQUIRED TO PROCEED UNDER THE BOND OR OTHER AGREEMENT AND SEEK COMPLETION OF THE REQUIRED IMPROVEMENTS, ISLAND COUNTY, THE DEVELOPER AND/OR THEIR ASSIGNS HEREBY RESERVE THE RIGHT AS PART OF THE FINAL PRD APPROVAL TO ACCESS AND ENTER UPON ANY AREA WITHIN PHASE 1 OF THE BRENTWOOD PRD OR ANY ADJACENT PROPERTY WHERE IMPROVEMENTS ARE TO BE COMPLETED TO CAUSE TO BE CONSTRUCTED, INSTALLED AND/OR COMPLETED ALL SUCH IMPROVEMENTS THAT ARE BONDED IN LIEU OF COMPLETION.



PLANNED RESIDENTIAL DEVELOPMENT NO. PRD 343/96			
BRENTWOOD, DIV. NO. 1			
ISLAND COUNTY, WASHINGTON			
DESIGNED BY	DATE	SCALE	DWG. NO.
BRUNY BY RNF/EGH	11/11/97		3560
APPROVED BY RDC	DATE 11/11/97		
FARKEMA & KINGMA, INC.		CONSULTING ENGINEERS & SURVEYORS	
840 SE 8th Ave #102 Oak Harbor, Wa. 98277		675-5973	
		SHEET 4 OF 4	

3560PRD.DWG. SWR-10 E.DRAWN